

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
APRIL 16, 2026 AT 1:30 P.M.  
809 NORTH BROADWAY, 1<sup>ST</sup> FLOOR BOARD ROOM**

**AGENDA**

The Redevelopment Authority of the City of Milwaukee Meeting will be a hybrid with in-person and virtual options available. Instructions, virtual access and meeting details can be found on the Redevelopment Authority website: <https://city.milwaukee.gov/DCD/BoardsCommissions/racm>. Individuals wishing to provide testimony relating to this matter are encouraged to do so via the following methods:

1. Submit comments via email no later than one business day prior to the start of the meeting:  
[RACMInfo@milwaukee.gov](mailto:RACMInfo@milwaukee.gov).

2. Microsoft Teams (viewing and participation) - Please see below for details on how to watch the meeting online. There is a chat feature that will allow you to submit questions or comments during the meeting.

**Please join the April 16, 2026 RACM Board meeting from your computer or mobile app**  
[Click here to join the meeting](#)

**Or call in (audio only)**  
[+1 414-251-0392, 627658419#](tel:+14142510392) United States, Milwaukee

Phone Conference ID: 627 658 419#

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**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES**

Motion approving Minutes of the March 19, 2026 regular and annual meeting.

**PUBLIC HEARING**

- 1 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 133 (2711 West Wells).

**Project: TID No. 133 (2711 West Wells)**  
**Aldermanic Districts: 4th**

**Submitted By:** Commissioner's Office  
Dee Kanter

**PUBLIC HEARING**

- 2 Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 134 (Austin Commons).

**Project: TID No. 134 (Austin Commons)**  
**Aldermanic District: 14th**

**Submitted By:** Commissioner's Office  
Larry Kilmer

**PUBLIC HEARING**

- 3 Resolution approving an Eighth Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).

**Project: TID No. 56 (Erie Jefferson)**  
**Aldermanic District: 4th**

**Submitted By:** Economic Development  
Alyssa Remington

**PUBLIC HEARING**

- 4 Resolution authorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund to Austin Commons, LLC or an agreed upon affiliate to be used on the properties at 2318 – 2332 South Austin Street, Milwaukee, Wisconsin.

**Project: TID No. 134 (Austin Commons)**  
**Aldermanic District: 14th**

**Submitted By:** Environmental Team  
Tory Kress

**PUBLIC HEARING**

- 5 Resolution to facilitate renovation of Milwaukee Public Schools' Dr. Martin Luther King Jr. Playground by authorizing conveyance of two Redevelopment Authority of the City Milwaukee-owned vacant lots to the City of Milwaukee In Trust for the Board of School Directors, in the 6th Aldermanic District.

**Project: Former West Concordia Avenue – West Ring  
Street Redevelopment Project Area**  
**Aldermanic District: 6th**

**Submitted By:** Real Estate  
Dave Misky

**PUBLIC HEARING**

- 6 Resolution authorizing a Redevelopment Authority lease to ABM Parking Services at 634 N. 5<sup>th</sup> Street for parking in the 4th Aldermanic District.

**Project: 5<sup>th</sup>/Wisconsin**  
**Aldermanic District: 4th**

**Submitted By:** Real Estate  
Dave Misky

**OTHER BUSINESS**

**ADJOURNMENT**

Motion to adjourn and to schedule the next regular meeting for May 21, 2026, at 1:30 P.M., 1<sup>st</sup> Floor Board Room, 809 North Broadway.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:**

**Adopted on:**

April 16, 2026

**Project/Area:**

TID No. 133 (2711 West Wells)

**Aldermanic District:**

4th

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**Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 133 (2711 West Wells).**

Whereas, The Common Council of the City of Milwaukee, pursuant to Section. 66.1105(3)(f) of the Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the “Redevelopment Authority”) as the agency responsible for preparation and review of proposed tax incremental districts thereto; and

Whereas, The boundaries and a Project Plan for Tax Incremental Financing District No. 133, 2711 West Wells (the “District”) have been prepared and duly noticed; and

Whereas, On April 16, 2026, the Redevelopment Authority conducted the required public hearing on the boundaries and Project Plan for the District, pursuant to Sections 66.1105(4)(a) and (e) of the Wisconsin Statutes; now, therefore, be it

Resolved, By the Redevelopment Authority that the Project Plan and the boundaries of the District as designated in the Project Plan for the District, a copy of which was submitted to the Journal of Proceedings, are approved and adopted as required by Sections 66.1105(4)(d) and (f) of the Wisconsin Statutes; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution, the Project Plan and boundaries of the District to the Common Council for its approval; and, be it

Further Resolved, That the officers of the Redevelopment Authority are authorized to take such further action and to execute any documents and instruments necessary to implement the District and the Project Plan.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky

Assistant Executive Director – Secretary

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**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:**

**Adopted on:**

April 16, 2026

**Project/Area:**

TID No. 134 (Austin Commons)

**Aldermanic District:**

14th

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**Resolution adopting the boundaries and Project Plan for Tax Incremental Financing District No. 134 (Austin Commons).**

Whereas, The Common Council of the City of Milwaukee, pursuant to Section 66.1105(3)(f) of the Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the “Redevelopment Authority”) as the agency responsible for preparation and review of proposed tax incremental districts thereto; and

Whereas, The boundaries and a Project Plan for Tax Incremental Financing District No. 134, Austin Commons (the “District”) have been prepared and duly noticed; and

Whereas, On April 16, 2026, the Redevelopment Authority conducted the required public hearing on the boundaries and Project Plan for the District, pursuant to Sections 66.1105(4)(a) and (e) of the Wisconsin Statutes; now, therefore, be it

Resolved, By the Redevelopment Authority that the Project Plan and the boundaries of the District as designated in the Project Plan for the District, a copy of which was submitted to the Journal of Proceedings, are approved and adopted as required by Sections 66.1105(4)(d) and (f) of the Wisconsin Statutes; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution, the Project Plan and boundaries of the District to the Common Council for its approval; and, be it

Further Resolved, That the officers of the Redevelopment Authority are authorized to take such further action and to execute any documents and instruments necessary to implement the District and the Project Plan.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

\_\_\_\_\_  
David P. Misky

Assistant Executive Director – Secretary

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## Redevelopment Authority of the City of Milwaukee

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**Resolution No.:**

**Adopted on:** April 16, 2026  
**Project/Area:** TID No. 56 (Erie Jefferson)  
**Aldermanic District:** 4th

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**Resolution approving an Eighth Amendment to the Project Plan for Tax Incremental Financing District No. 56 (Erie Jefferson).**

Whereas, The Common Council of the City of Milwaukee (“Common Council”), pursuant to Sec. 66.1105(3)(f), Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee (the “Redevelopment Authority”) as the agency responsible for preparation and review of proposed tax incremental districts and amendments thereto; and

Whereas, on November 22, 2026, the Common Council adopted File No. 160937 (RACM Resolution No. 10643), which approved a Project Plan and created Tax Incremental District No. 89 (Garfield & North) (“TID 89”) to assist in the redevelopment of the former Garfield School; and

Whereas, To date TID 89 has not created sufficient incremental revenue to recover the TID 89 project costs; and

Whereas, on September 22, 2020, the Common Council adopted File No. 200598 (RACM Resolution No. 10834), which approved a Project Plan and created Tax Incremental District No. 106 (McKinley School) (“TID 106”) to assist in the redevelopment of the former McKinley School; and

Whereas, To date TID 106 has not created sufficient incremental revenue to recover the TID 106 project costs; and

Whereas, TID 56, TID 89, and TID 106 remain in existence and have not been statutorily terminated; and

Whereas, on September 23, 2004, The Common Council adopted File No. 040639, which approved a Project Plan and created Tax Incremental District No. 56, Erie Jefferson (“TID 56” or the “District”); and

Whereas, TID 56’s Project Plan has been amended seven times since the District’s creation; and

Whereas, the City of Milwaukee’s Department of City Development (“DCD”) staff recommended that TID 56’s Project Plan be further amended under Wis. Stat. 66.1105(4)(h)1, with approval by the Common Council, RACM and the Joint Review Board, and with the findings in 66.1105(4)(g), to accomplish the following:

- To donate up to \$1,514,169 from TID 56 to TID 89 by allocating positive tax increments from TID 56 to TID 89 in 2026 as allowed by Wis. Stat. 66.1105(6)(f); and

- To donate up to \$1,294,527 from TID 56 to TID 106 by allocating positive tax increments from TID 56 to TID 106 in 2026 as allowed by Wis. Stat. 66.1105(6)(f); and

Whereas, The Eighth Amendment to TID 56’s Project Plan (“Eight Amendment”) has been prepared and duly noticed; and

Whereas, the Eighth Amendment does not change the boundaries of the District; and

Whereas, On April 16, 2026 the Redevelopment Authority conducted the required public hearing on the proposed Eighth Amendment; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Eighth Amendment is adopted, a copy of which was submitted to the Journal of Proceedings; and, be it

Further Resolved, That the Redevelopment Authority’s Executive Director is directed to transmit copies of this resolution and the Eighth Amendment to the Common Council for its approval; and, be it

Further Resolved, That the officers of the Redevelopment Authority are authorized to execute any documents and instruments necessary to implement the Eighth Amendment.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director – Secretary

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## Redevelopment Authority of the City of Milwaukee

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Resolution No.:  
Adopted on: April 16, 2026  
Project Area: TID No. 134 (Austin Commons)  
Aldermanic District: 14th

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### **Resolution authorizing a loan up to \$500,000 from RACM's EPA Brownfield Revolving Loan Fund to Austin Commons, LLC or an agreed upon affiliate to be used on the properties at 2318 – 2332 South Austin Street, Milwaukee, Wisconsin.**

Whereas, the Environmental Protection Agency (EPA) has awarded \$17.35 million dollars in total Brownfield Revolving Loan Fund (BRLF) funding to the Authority for the purpose of making loans and subgrants in support of environmental cleanup on brownfield properties in Milwaukee; and

Whereas, the properties at 2318 – 2332 South Austin Street, Milwaukee, Wisconsin are located on approximately 1.1 acres and have been determined to be blighted through the adoption of TID No. 134 (Austin Commons) (RACM Resolution No 11074); and

Whereas, the property is blighted by the contamination of petroleum volatile organic compounds (PVOCs), metals, and polycyclic aromatic hydrocarbons (PAHs) in the soil and groundwater, and requires remediation; and

Whereas, Austin Commons, LLC, or an agreed upon affiliate, is proposing to construct an affordable housing development project with a total estimated investment of approximately \$33.4 million; and

Whereas, the Authority has EPA BRLF funds available that could help ensure project feasibility; and

Whereas, the term sheet attached hereto contemplates the Authority and Austin Commons, LLC, or an agreed upon affiliate, entering into a loan agreement of up to \$500,000 for environmental remediation; and

Whereas, to comply with federal National Environmental Policy Act (NEPA) requirements, loan recipients must consider the advantages and disadvantages of various remedial options, consider public comments, and choose a preferred remedial option; and

Whereas, the Analysis of Brownfield Cleanup Alternatives (ABCA) for the 2318 – 2332 South Austin Street site proposes a preferred remedial option of limited soil excavation and off-site disposal with engineering and institutional controls; and

Whereas, this option has been chosen as the preferred remedial option in the ABCA because it protects human health and the environment and will also efficiently prepare the site for a future redevelopment; now therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the Authority is authorized to provide a loan up to \$500,000 from its EPA Revolving Loan Fund to Austin Commons, LLC, or an agreed upon affiliate, for site remediation; and be it

Further Resolved, that the preferred remedial option for the property identified in the attached ABCA is authorized; and be it

Further Resolved, That the proper officers of the Redevelopment Authority are authorized and directed to take all necessary actions and provide necessary assistance needed to carry out the intent and purpose of this resolution and Term Sheet.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director – Secretary

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**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:**

**Adopted on:** April 16, 2026

**Project Area:** West Concordia Avenue – West Ring Street Redevelopment Project Area

**Aldermanic District:** 6th

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**Resolution to facilitate renovation of Milwaukee Public Schools' Dr. Martin Luther King Jr. Playground by authorizing conveyance of two Redevelopment Authority of the City Milwaukee-owned vacant lots to the City of Milwaukee In Trust for the Board of School Directors, in the 6th Aldermanic District.**

Whereas, The Redevelopment Authority of the City of Milwaukee has received a request from the Board of School Directors for the Milwaukee Public Schools ("MPS") to convey the following Redevelopment Authority-owned vacant lots:

3250 North Dr. Martin Luther King Jr. Drive (Tax Key No. 282-1602-100)

3284 North Dr. Martin Luther King Jr. Drive (Tax Key No. 282-1597-110)

; and

Whereas, the Redevelopment Authority acquired the lots in 1980 and 1981, respectively, to be part of the MPS Dr. Martin Luther King Jr. Schoolyard following adoption of the West Concordia Avenue – West Ring Street Redevelopment Project Area; and

Whereas, the Redevelopment Authority lots have not been conveyed to MPS but have been part of the MPS' Dr. Martin Luther King Jr. Schoolyard since that time; and

Whereas, MPS has identified the Dr. Martin Luther King Jr. Schoolyard as one of five to be part of the next cohort of schools to undergo design, construction, and renovation of their schoolyard combining environmental education, water management, and child's play to create a greener and healthier playground; and

Whereas, This resolution will permit the Redevelopment Authority to convey said lots according to the conditions outlined in the attached Land Disposition Report; and

Whereas, On April 16, 2026, the Redevelopment Authority held a Public Hearing on the proposed conveyance as required by Wisconsin Statutes; now therefore, be it

Resolved, Pursuant to Wisconsin Statutes and as a condition precedent to the sale, lease or transfer of land, the Executive Director of the Redevelopment Authority shall submit the attached Land Disposition Report to the Common Council of the City of Milwaukee and secure approval of any other regulatory bodies or agencies having jurisdiction in the matter.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director – Secretary

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**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:**

**Adopted on:** April 16, 2026  
**Project Area:** North 5th Street/West Wisconsin Avenue  
**Aldermanic District:** 4th

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**Resolution authorizing a Redevelopment Authority lease to ABM Parking Services at 634 N. 5<sup>th</sup> Street for parking in the 4th Aldermanic District.**

Whereas, The Redevelopment Authority of the City of Milwaukee (the “Authority”) owns the property at 634 N. 5<sup>th</sup> Street in the City of Milwaukee (the “Property”); and

Whereas, The Property is what remains following the construction of the Vel R. Phillips Plaza on the northern portion of the block; and

Whereas, The Authority issued a Request for Qualifications (RFQ) to retain a Parking Management Operator for the existing surface parking lot at 634 N. 5<sup>th</sup> Street; and

Whereas, Staff completed the evaluation of the proposals received and, based on the criteria outlined in the RFQ, recommend awarding the contract to ABM Parking Services for five years for the aforementioned services; and

Whereas, Pursuant to Wisconsin Statutes, including Wis. Stat. 66.1333 (9), and as a condition precedent to the sale, lease or transfer of land, the Authority staff submits to this file for the Authority’s consideration, the draft lease describing the terms and conditions of the proposed lease; and

Whereas, The Authority held a public hearing on April 16, 2026 to review the terms of the proposed lease of the parking lot; now, therefore, be it

Resolved, By RACM, by the RACM Board, that it approves the proposed lease, and subject to corresponding approval of the lease by the City of Milwaukee Common Council, the Board also authorizes RACM officials to take such actions as may be necessary to effectuate the intent of this resolution and the transaction contemplated hereby, including execution of the lease, or of a lease in substantial conformity to the lease that was submitted to this file, by RACM officials; and be it

Further Resolved, That RACM staff members are directed to submit this Resolution to the City Clerk for consideration by the City Common Council.

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**CERTIFICATION** I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director-Secretary

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